

ADDITION TO

SECTION 5 - B ZONES REGULATIONS

TWO FAMILY AND MULTIPLE FAMILY RESIDENTIAL DISTRICTS

Recommended for inclusion in Zoning Regulations for Riley County, Kansas by County Planning Board and adopted by resolution of the Board of County Commissioners dated November 21, 1975.

ZONE B-3 DETACHED MULTIPLE FAMILY RESIDENTIAL DISTRICT

1. PERMITTED USES:

- a. All uses permitted in Zone A-3.
- b. The placement of two or more mobile homes, modular homes, manufactured homes, or residential-design manufactured homes on a single tract under one ownership. Such homes are not required to have a permanent foundation.

2. CONDITIONAL USES:

- a. All conditional uses in Zone A-3.
- b. A site plan shall be prepared and submitted at the time of application, that includes the following:
 1. The location of conditional use boundary lines and their relation to established property lines.
 2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
 3. The name and address of the Applicant.
 4. The True north point, scale and date.
 5. Names of adjacent roads, streets or highways.
 6. The location and size of any existing or proposed signs.

3. USE LIMITATIONS AND SPECIAL REQUIREMENTS:

All mobile home parks, either existing or new, shall conform to all use limitations specified for Zone A-3.

The planning, development, improvement, use and operation of a Mobile Home Park shall conform to the following special requirements in addition to all other general requirements contained within these regulations; except that in the case of any conflicting requirements those within this section shall apply.

Existing mobile home parks shall conform to those standards as noted herein. Enlargement and extension of any existing mobile home park shall conform to all standards contained herein.

A. Building Permits

1. No permit to construct, alter or extend any mobile home park shall be issued by the Zoning Officer unless and until he is satisfied that the construction, alteration or extension shall be in compliance with a plan submitted to the Planning Board at the time said mobile home park site was rezoned and/or that all other requirements herein are met.
2. All applications for building permits shall contain the following:
 - a. Name and address of applicant.
 - b. Location and legal description of the mobile home park.
 - c. Complete plans prepared by a Registered Professional Engineer or Landscape Architect of the proposed park showing, but not limited to the following:
 - The legal description, area, and dimensions of the tract of land;
 - The location and size of all existing and proposed mobile home stands and their identification number;
 - The name, location and width of existing and proposed roadways and walkways.
 - The location of existing and proposed water and sewer lines and riser pipes;
 - Plans and specifications of the existing and proposed water supply and sewage disposal facilities along with written proof that such systems have been approved by the County Health Officer and/or the State Board of Health;
 - Plans and specifications of all existing and proposed buildings within the park;
 - The location and details of existing and proposed lighting and electrical systems;
 - Landscaping, screening and recreational areas;

- Storm shelters;
- 3. All applications for permits shall be accompanied by the payment of a fee of \$2.00 per new mobile home stand with a maximum fee of \$50.00.
- 4. Applications shall be on forms provided by the Zoning Officer.

B. Operating License

1. It shall be unlawful for any person, company or corporation to operate any mobile home park within the limits of Riley County, Kansas unless he holds a valid license issued annually by the Zoning Officer in the name of such operator for the specific mobile home park. All applications for licenses shall be made to the Zoning Officer, who shall issue a license upon compliance by the operator with the provisions herein.
2. Application for operating licenses shall be made on forms provided by the Zoning Officer. Such forms shall include but not be limited to:
 - The legal name and current mailing address of the owner, operator and manager of the park;
 - The general location and legal description of the park;
 - A statement certifying agreement by the owner that he or his manager will personally deliver to each owner and/or occupant of a dwelling unit within the park, informational material and certification forms furnished by the Zoning Office concerning blocking and tie-downs required by current State Statutes. The owner shall agree that such delivery shall be made to existing owners and/or occupants within seven days after the issuance of the first operating license and shall thereafter be made a part of the checking-in procedure for new owners and/or occupants moving into the park.
 - The first application for an operating license for an existing mobile home park shall be accompanied by a statement from the County Health Officer certifying that the water service system and sewage disposal system is in good operating order and is being maintained and operated in accordance with requirements of the County Health Officer and/or the State Board of Health.
 - A copy of the permit issued by the appropriate health control agency allowing the operation of the water and sewerage systems shall accompany the first license application for new mobile home park.
 - A copy of the latest water quality test issued by the State Board of Health shall accompany the annual application for operating license for all parks.
 - A statement certifying agreement by the owner that he will notify the Zoning Officer in writing immediately upon any change in management or ownership of the park.

- The first application for an operating license for an existing mobile home park shall include a statement from the Riley County Emergency Management Coordinator certifying that the applicant has provided said Coordinator with adequate information concerning location of the mobile home park's interior streets, mobile home pads, fire fighting apparatus and any other information deemed necessary by the Coordinator to assist the Coordinator in fire fighting and other emergency situations. The purpose of this requirement is to provide the Coordinator with maps, plans, etc. needed to locate individuals and equipment within the park in the event of an emergency.
 - A fire emergency plan shall be provided by the license applicant and approved by the Riley County Emergency Management Coordinator. The park manager/owner shall deliver a copy of such plan to each park resident and shall advise all residents of any requirements of this regulation that are applicable to them.
3. Deleted by resolutions dated April 7, 1978 and May 8, 1978.
 4. The application for an operating license shall be accompanied by the payment of a fee of \$5.00 per mobile home stand with a maximum fee payment of \$100.00 per mobile home park. All license fees shall be for a calendar year or part thereof expiring on December 31, and there shall be no rebate of such fee if the operation of the park is terminated or transferred for any reason. A new owner acquiring a mobile home park at any time during the life of a valid operating license may continue to operate under that license to the end of the calendar year; provided that he certifies to and abides by all or any of the conditions contained in that license.
 5. All existing mobile home parks shall conform to the applicable requirements of this regulation and must apply to the Riley County Office of Planning and Zoning for a license to operate not later than close of business, June 15, 1978. All license applications shall contain the information required in subparagraph 2 above. A license to operate will be issued only when it has been determined by all applicable agencies that the mobile home park conforms to the applicable requirements herein. Any mobile home park failing to comply with the requirements for licensing by July 15, 1978 shall be deemed to be not in conformity with Section 5, Zone B-3 (Mobile Home Park Regulations), Riley County Zoning Regulations, and shall be ordered to terminate operation in accordance with Section 3, Paragraph O herein.

C. Environmental, Safety, Open Space and Access Requirements for New Mobile Home Parks.

1. General Intent of the Requirements - Condition of soil, ground water level, drainage and topography within a mobile home park shall not create hazards to the property nor to the health or safety of the occupants. The location, design, construction, and operation of a mobile home park shall not create damage or any detrimental effects to public property nor to the general public welfare.
2. Structural Stability and Safety - All mobile homes which are to be located within a mobile home park for more than forty-eight (48) hours shall be anchored to the ground in a manner which will protect the structure from the damaging effects of a seventy mile per hour wind. Permanent foundations with appropriate connections to the mobile home may be provided in accordance with approved drawings and requirements on file in the office of the Zoning Officer; or in accordance with designs made by a Registered Professional Engineer. In lieu of permanent foundations blocking and tie-downs shall be provided in accordance with the requirements of current State Statutes.
3. Soil and Ground Cover Requirements - Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screenings or other solid material, or protected with a vegetative growth. It shall be the responsibility of the licensee of a mobile home park to maintain such areas in a neat and sanitary manner acceptable to the Zoning Officer, as hereinafter specified.
4. Site Drainage Requirements - All areas of mobile home parks shall be sloped and shaped to provide surface drainage which will prevent unsightly and unsanitary mudholes, excessive erosion and damage to any structures and improvements from accumulated surface water. All ditches, waterways, culverts, storm sewers, curbed roadways and other drainage facilities shall be designed and constructed in accordance with the criteria and procedures set forth in "Design Criteria and Procedures for Storm Drainage" published by the City of Manhattan, Kansas and dated 1974; a copy of which is on file in the office of the Zoning Officer.
5. Usage of Mobile Home Park Site - No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained herein shall be deemed as prohibiting the sale of a mobile home located on a mobile stand and connected to the pertinent utilities.

6. Density and Spacing Requirements - Mobile homes shall be separated from each other and from other buildings and accessory structures by at least 20 feet; provided that the mobile homes placed end-to-end may have a clearance of 15 feet where opposing rear walls are staggered. In no instance shall there be more than seven (7) mobile home stands per gross acre on the land remaining after deducting the recreational area, nor shall there be less than 3,000 square feet of useable area assigned as a "lot" for each dwelling. An accessory structure, such as an awning, cabana, storage box or shed, carport, windbreak or porch which is attached or separate, shall be considered to be a part of the mobile home. No accessory structure shall be permitted except those that are structurally and aesthetically compatible with the overall character of the park.

Required Recreation Areas - In all parks accommodating or designed to accommodate twenty-five (25) or more mobile homes, there shall be one or more recreational areas which shall be easily accessible to all park residents. The topography of the recreational area shall be suitable for such purposes. The size of such recreational area shall be not less than 8% of the gross site area. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located. Maintenance of the recreational areas shall be the responsibility of the park owner.

7. Setbacks, Buffer Strips and Screening - All structures within a mobile home park shall be located at least 25 feet from the right-of-way line of any public street except those designated as Major Trafficways and Minor Trafficways in the Riley County Land Use Plan; in which case the setback distance shall be as stipulated in Section 16 of the County Zoning Regulations. The clear distance between any structure and any other property line shall be at least 15 feet except that this distance shall be 25 feet where the adjacent property is in any Single Family Residential Zoning District (A Zones). There shall be a minimum distance of 15 feet between any structure and an abutting park street.
8. Street System, Parking and Illumination - All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by private streets, driveways or other means. No individual mobile home shall have direct access to a public street. Entrances to mobile home parks from public streets or roads shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the park entrance street for a distance of 25 feet from the property line. Each street and lot shall be marked with a sign showing name, number or other identification. Such sign shall be legible,

conspicuous and large enough to be easily read from adjacent trafficways within the park. Internal private roadways shall be located and designed in accordance with good engineering practice to provide for the safe and convenient movement of anticipated vehicular and pedestrian traffic. The following minimum requirements for design and construction shall be observed:

- Streets with open ditch drainage shall have a minimum paved width of 28 feet; except that streets which exclusively serve ten or less mobile homes may have a paved width of 22 feet.
- Streets with pavement and curbs shall have a minimum width of 30 feet back to back of curbs; except that streets which exclusively serve ten or less mobile homes may have a width of 24 feet.
- Streets that are paralleled by continuous surfaced walkways may have widths of 4 feet less than those dimensions stated above.
- All streets shall be paved with asphalt or concrete which is of sufficient depth to adequately carry the anticipated traffic. Other all-weather dustless paving materials may be approved for use by the Zoning Officer.
- Open side ditches shall be designed in accordance with the requirements of Section 3, Paragraph 4 herein and shall have a minimum bottom width of 4 feet, a minimum depth below edge of paving of 1 foot, and side slopes not steeper than 4:1.
- Street grades shall be sufficient to ensure good drainage but shall not exceed 8%; except that grades of 12% will be acceptable if the horizontal length of such grade does not exceed 150 feet.
- Intersections shall be planned so that at least the first 100 feet of the intersecting streets are at right angles to one another. Not more than two side streets shall intersect another street at one point. Side streets from the opposite directions should intersect another street directly across from one another, but where such arrangement is impractical, the centerlines of the side streets shall be offset at least 150 feet.
- The layout, design and construction specifications for all street and drainage improvements shall be reviewed and approved by the Zoning Officer prior to any construction work.
- Off street parking areas or on street parking lanes shall be provided for the use of park residents and their guests. The following minimum requirements for design and construction shall be observed:

- At least two car parking spaces shall be provided for each mobile home stand. One such space should be located off street on the mobile home lot, but if that arrangement is impractical, that space shall be located not more than 50 feet from the mobile home it serves. The second space shall be located not more than 200 feet from the mobile home it serves.
 - All off street parking spaces shall be paved with a minimum of four inch thick crushed stone aggregate base or asphalt or concrete. On street parking lanes shall be provided by adding a minimum of 7 feet to the street widths set out above.
 - Roadways and walks within a mobile home park shall be illuminated to provided for the safe movement of vehicles and pedestrians at night. The following minimum levels of lighting shall be provided and maintained:
 - Streets and walks shall have a minimum of 0.6 foot candles directly beneath the light source and a minimum of 0.1 foot candles at all other locations.
 - Street intersections, steps, ramps or other potentially hazardous locations shall have a minimum of 0.3 foot candles.
9. Walks - All mobile home stands shall be connected by walks to a common walk system or to paved streets, or to paved driveways or parking spaces connected to a paved street. All walks shall be of asphalt or concrete construction. Walks serving an individual mobile home shall have a minimum width of 2 feet and those that are a part of a common walk system shall have a minimum width of 3.5 feet. A common walk system parallel to streets should be provided, but is not mandatory. Such a system should be arranged to be continuous on at least one side of each street.

D. Water Supply

1. General Requirements - An adequate, safe and potable supply of water shall be provided in each mobile home park. Where an existing public supply of water of satisfactory quality, quantity and pressure is available at the site or at the boundary of the site, connection shall be made thereto. When a satisfactory existing water supply is not available, a water supply system may be developed and used as approved by the Riley County Health Department and the State Department of Health and Environment; in all cases, such a system being considered a "Public Water System". Complete plans and specifications for all parts of the water supply and distribution system shall be reviewed and approved by the Riley County Health Department and the State Department of Health and Environment

prior to issuance of a permit for construction. Such system shall be regularly inspected and tested by the appropriate health authority and shall be regularly certified as being safe for public use.

2. Water Distribution System - The water supply system of the mobile home park shall be connected by underground pipes to all mobile homes, buildings, and other facilities requiring water. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the State Board of Health or local health authority. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than 30 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.
3. Individual Water Riser Pipes and Connections - Water service lines to individual mobile home lots shall be of a type approved by the local health authority or State Board of Health. Water riser pipes shall be installed so as to prevent contamination and freezing when a mobile home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from freezing and thawing action of the ground. Surface drainage shall be diverted from the location of the mobile home. Underground stop and waste valves shall not be installed on any water service.

E. Sewage Disposal

1. General Requirements - An adequate and safe sewerage system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such systems shall be designed, constructed and maintained in accordance with requirements of the State Board of Health and/or the County Sanitary Code. Complete plans and specifications for the sewage system shall be reviewed and approved by the appropriate agency prior to issuance of a permit for construction. A common collection and treatment facility is not mandatory, however, the County Sanitary Code requirement that not more than one dwelling unit be served by a septic tank and absorption/evaporation disposal system shall be strictly adhered to.
2. Individual Sewer Connections - Each mobile home stand shall be provided with at least a three inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position. The sewer connection shall have a nominal inside diameter of at least three inches,

and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe line only, without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.

F. Electrical Distribution System

1. General Requirements - Every park shall contain an electrical wiring system consisting of wiring, fixture, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
2. Power Distribution Lines - Main power lines not located underground shall be suspended above ground at a height and location which will not create hazards to park residents and traffic. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, service building or other structure. All direct burial conductors or cable shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one 91) foot radial distance from water and sewer lines.
3. Individual Electrical Connections - Each mobile home stand shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service shall be two 120/140 volts AC, 50 amperes per circuit. Outlets (receptacles or pressure connectors) shall be housed on a weatherproof outlet box, and shall be located not more than twenty-five (25) feet from the overcurrent protective device in the mobile home. A three-pole, four wire grounding type shall be used. Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C-73.1. The mobile home shall be connected to the outlet box by an approved type of flexible supply cord with a male attachment plug or with pressure connectors.
4. Required Grounding - All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

G. Service Building and Other Community Service Facilities

1. General Requirements - Any service building and other facilities on permanent foundation shall comply with the applicable building codes.
2. Barbecue Pits, Fireplaces, Stoves - Cooking shelters, barbecue pits, fireplaces, wood-burning stoves shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted. No fuel shall be used and no material burned which emits dense smoke or objectional odors.

H. Refuse Handling

1. General Requirements - The storage, collection and disposal of refuse in the mobile home park shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in covered containers. Containers shall be provided in sufficient number and capacity to properly store all refuse. All refuse containing garbage shall be collected at least weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers. Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse by transporting to a disposal site in accordance with local regulations. The use of incinerators is hereby prohibited.

I. Insect and Rodent Control

1. General Requirements - Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Health authority. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitos and other pests. Storage areas shall be so maintained as to prevent rodent harborages; lumber, pipe and other building material shall be stored at least one (1) foot above ground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be maintained so as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other

noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

J. Fuel Supply and Storage

1. Natural Gas System - Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Each mobile home lot provided with piped gas shall have an approved manual and breakaway nipples with automatic shutoff valve installed with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
2. Liquefied Petroleum Gas Systems - Such systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes. Liquefied petroleum gas containers installed on a mobile home stand shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than twelve (1) nor more than sixty (60) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure.
3. Fuel Oil Supply Systems - All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place and shall not be located inside or beneath any mobile home or less than five (5) feet from any mobile home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

K. Fire Protection

1. General Requirements - Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
2. Water for Fire fighting - The park water system shall include at least one outside frost-proof fire hydrant capable of delivering a minimum of 2,000 gallons, at a rate of not less than 50 gallons per minute and a pressure of not less than 30 pounds per square inch for use by fire fighting equipment.

Such a fire hydrant shall be located within the park boundaries adjacent to a street in a manner that will afford easy access for fire fighting vehicles. Where such a hydrant is served by an electrically powered well pump, and the system is designed so that the pump must operate to provide the minimum service stated above, the pump power lines and switches shall be located and arranged so as to minimize the possibility of damage by fire at any location within the park. The well power switch shall be located so that it can be easily located and activated by fire fighting personnel.

3. Fire Emergency Plan - A written fire emergency plan shall be provided by the license applicant and approved by the Riley County Emergency Management Coordinator. The plan shall include but not be limited to the following: Lot numbering scheme, hydrant locations, ingress and egress locations, and the emergency contact number for park maintenance. The park manager/owner shall deliver a copy of such plan to each park resident and shall advise all residents of any requirements of this regulation that are applicable to them.

L. Storm Protection

1. General Requirements – Every mobile home park of 10 or more mobile home spaces which is constructed after April 1, 1997, shall be provided with above-grade or below-grade storm shelters which shall:
 - a. Have a minimum floor area of 8 square feet for each mobile home space.
 - b. Be designed and constructed in accordance with plans prepared by a licensed structural engineer or architect.
 - c. If the shelter is within a floodplain, be designed and constructed in accordance with all requirements and guidelines of the Federal Emergency Management Agency (FEMA).
 - d. Be designed and constructed in accordance with all applicable requirements of the Americans with Disabilities Act (ADA).
 - e. Be located no further than 1320 linear feet from the furthest mobile home space within the park.
2. Additions to Existing Mobile Home Parks – Whenever a cumulative total of 10 or more mobile home spaces will be or have been added to a mobile home park existing at the time of this regulation, the owner must provide a storm shelter for the entire mobile home park which complies with the requirements of subparagraph 1 above. Each cumulative addition of 10 or more spaces shall constitute a new requirement.

3. Restroom Facilities – Restroom facilities in required storm shelters shall be optional. Toilets may be either flush-type operating from normal water supply, chemical or other type as approved by the Health Department.
4. Access to Shelters – The mobile home park owner, or such owner's designated agent or representative, shall be responsible for making the storm shelter accessible and usable in times of need. It shall be unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of persons below the requirements of subparagraph 1 above.
5. Existing Non-Conforming Mobile Home Parks – All mobile home parks with 10 or more spaces existing at the time of this regulation which have an existing storm shelter which does not conform to the requirements of subparagraph 1, shall be deemed non-conforming with regard to these requirements and may continue to operate so long as the existing shelter remains usable. However, additions to the park shall be subject to subparagraph 2 above.

All mobile home parks with 20 or more spaces existing at the time of this regulation which do not have a storm shelter, shall be required to provide a storm shelter that meets the requirement of subparagraph 1 above within 4 years from date of adoption of this regulation.

6. Registration of Existing Shelters – All shelters within mobile home parks shall be required to register the shelter with the Planning and Zoning Department. Such registration shall include a submittal of a site plan for the shelter. Registration shall be updated annually with the mobile home park license renewal.

M. Miscellaneous Requirements

1. Responsibilities of the Park Management - The person to whom a license for a mobile home park is issued shall operate the park in compliance with this resolution and applicable State Statutes and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and satisfactory condition. All street and lot signs shall be kept in good repair and legibility. The park management shall notify park occupants of all applicable provisions of this resolution. The park management shall supervise the placement, anchorage and connection to utilities of each mobile home on its mobile home stand. The park management shall maintain a register containing the names of all park occupants identified by lot number and street address. Such register shall be available to the Zoning Officer or his representative.

2. Responsibilities of Park Occupants - The park occupant shall comply with all applicable requirements of this resolution and State Statutes and shall maintain his mobile home lot, its facilities and equipment in good repair and in clean and sanitary condition. Pets, if permitted in the park, shall not be permitted to run at large. Skirting shall be required on all mobile homes with materials harmonious to the color of the home. Porches, awnings or other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately beneath a mobile home shall be used for storage only and if permitted by the park management. The park occupant shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be covered tightly at all times.

N. Environmental, Safety, Open Space and Access Requirements for Existing Mobile Home Parks

1. It is the intent of these requirements to permit only the operation and use of existing mobile home parks which provide the minimum facilities and services required for the protection of public health and safety while not imposing an undue hardship on the owners of mobile home parks existing at the time of the adoption of these regulations.
2. All existing mobile home parks, as a minimum requirement for public health and safety, shall comply with the following paragraphs of the foregoing standards (paragraph C through L) as modified hereafter.

Par. C-2: All stability and safety requirements are hereby waived with the exception that all mobile homes shall be anchored, tied down, blocked, and secured to the ground in accordance with State Statutes.

Par. C-5: The use of the mobile home park site shall be in accordance with the requirements herein with the exception that any land use now in existence may continue.

Par. C-6: All density and spacing requirements contained in paragraph C-6 are hereby waived with the exception that all mobile homes and their accessory buildings must be separated from other mobile homes and accessory buildings by a minimum of seven (7) feet horizontal distance.

Par. D-1: The water supply and distribution system shall be safe for public use and shall comply with applicable State Department of Health and Environment or Riley County Sanitary Code Standards as to potability.

Par. E-1: The sewage collection and disposal system shall be approved by the County Health Officer in accordance with the Riley County Sanitary Code.

Par. H-1: The storage, collection and disposal of refuse shall meet all requirements specified herein.

Par. I-1: The maintenance of buildings and grounds shall meet all requirements specific herein.

Par. K-1 through K-3: The requirements of subparagraphs 1 and 3 shall be fully met. The requirements of Paragraph K-2 are withdrawn.

Par. L-1 and L-2: The management and occupants of the park shall be in compliance with the requirements specified herein.

O. Enforcement, Notices and Hearings

1. The Zoning Officer is hereby authorized and directed to inspect the mobile home units and parks not less than annually to determine satisfactory compliance with these regulations.
2. Whenever the Zoning Officer determines that there are reasonable grounds to believe that there has been a violation of any provision of these regulations, the Zoning Officer shall give notice of such alleged violation to the person to whom the permit or license was issued as hereinafter provided. Such notice shall: be in writing and include a statement of the reasons for its issuance; and shall allow a reasonable time for the performance of any act it requires provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this State; and shall contain an outline of remedial action which, if taken, will affect compliance with the provisions of the regulations.
3. The owner or his agent, affected by any notice which has been issued in connection with the enforcement of any provisions of this resolution may request and shall be granted a hearing on the matter before the Board of County Commissioners, provided that such person shall file in the Office of the County Clerk a written petition requesting such hearing and setting forth brief statement of the grounds therefore within ten days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension except in the case of an order issued under paragraph 5 below. Upon receipt of such petition, the

Commission shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than 15 days after the day on which the petition was filed; provided that upon application of the petitioner the Commission may postpone the date of the hearing for a reasonable time beyond such 15-day period when in its judgement the petitioner has submitted good and sufficient grounds for such postponement.

After such hearing, the Commission shall make findings as to compliance with the provisions of these regulations and shall issue an order in writing sustaining, modifying or withdrawing the notice. Upon failure to comply with any notice of the Zoning Officer or any order of the Commission sustaining or modifying a notice, the license or permit of the mobile home park affected by the notice or order shall be revoked and the construction or operation of the mobile home park shall be terminated on the terms and conditions then specified by the Zoning Officer or Commission as the case may be.

4. Any person who violates any provision of this resolution shall upon conviction be punishable by a fine of not less than ten (10) dollars nor more than two hundred (200) dollars; and each day's failure of compliance with any such provision shall constitute a separate violation.
5. Any existing mobile home park failing to obtain a permit to operate by the date specified in Section 3, Paragraph B, Subparagraph 5 herein shall be subject to all of the provisions of these regulations and shall be ordered to terminate operations immediately.

P. Repeal of Existing Regulations

1. The "Resolution Governing Mobile Home Parks" adopted by the Board of County Commissioners on September 13, 1971 is hereby repealed.